



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, January 16, 2015**

**HEARING OFFICER: Mike Wulkan**

### **MEETING LOCATION AND SCHEDULE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

### **MATTERS TO BE CONSIDERED**

#### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

#### **CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. **December 19, 2014 Planning Department Hearings Draft Minutes**
4. Hearing to consider a request by **NANDO & GINNIFFER HIRSCHFELD** for a Minor Use Permit / Coastal Development Permit (D030007P) to allow for an existing as-built 1,707 square foot single family residence (modular home), and the conversion of an existing as-built approximately 1,350 square foot substandard residence into storage/workshop. The proposed project results in the disturbance of approximately 4,000 square feet on a 33-acre parcel in the Agriculture land use category. The proposed project is located at 2945 Clark Valley Road, approximately 1 mile south of Los Osos Valley Road and 1.3 miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area. This project received a Class 3 Categorical Exemption under

**County File Number: D030007P**  
Supervisorial District: 2  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 067-132-014  
Date Accepted: June 2, 2014  
**Recommendation: Approve**

5. Hearing to consider a request by **MICHAEL PEACHY** for a Minor Use Permit (DRC2014-00014) to allow for construction of six, 721 square foot, 2 bedroom, 1/12 bath townhouses as rental units. The project will result in the disturbance of approximately 20,000 square feet of the 24,000 square foot parcel. The proposal also includes an adjustment to the front setback standards to allow front setbacks of between 10 and 15 feet. The proposed project is within the Residential Multi-Family land use category and is located at 164 South Mallagh Street (on the southwest corner of South Mallagh and Price Street in the community of Nipomo. The site is in the South County (South County Sub-area) planning area. This project is exempt under CEQA.

**County File Number: DRC2014-00014**  
Supervisorial District: 4  
**Stephanie Fuhs, Project Manager**

Assessor Parcel Number: 090-136-005  
Date Accepted: December 8, 2014  
**Recommendation: Approve**

6. Hearing to consider a request by **KEN DELFINO** for a Minor Use Permit/Coastal Development Permit (DRC2014-00044) to allow construction of a 2,480 square-foot one-story single family residence with a 663 square-foot attached garage and 295 square-foot deck. The proposed project will result in the disturbance of approximately 5,600 square feet of a 19,417 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 2626 San Ricardo Lane, approximately 620 feet southeast of Pecho Valley Road, in the community of Los Osos. The site is located in the Estero planning area. This project is exempt under CEQA.

**County File Number: DRC2014-00044**  
Supervisorial District: 2  
**Brandi Cummings, Project Manager**

Assessor Parcel Number: 074-483-002  
Date Accepted: November 18, 2014  
**Recommendation: Approve**

7. Hearing to consider a request by **MARLIN L. HECKMAN** for a Minor Use Permit/Coastal Development Permit (DRC2013-00099) to allow the demolition of an existing 918 square foot single family residence, and construction of a 1,808 square foot single family residence with a 484 square foot attached garage. The proposed project will result in the disturbance of approximately 1,300 square feet of a 3,500 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 454 Cambridge Street, approximately 725 feet east of the Windsor Boulevard and Cambridge Street intersection, in the community of Cambria. The site is located in the North Coast planning area. This project is exempt under CEQA.

**County File Number: DRC2013-00099**  
Supervisorial District: 2  
**Brandi Cummings, Project Manager**

Assessor Parcel Number: 022-231-007  
Date Accepted: October 20, 2014  
**Recommendation: Approve**

8. Continued hearing to consider a request by **FRED RAMIREZ** for a Minor Use Permit/Coastal Development Permit (DRC2014-00036) to allow the conversion of a 291 square foot deck into an unconditioned sunroom, and the following additions: a 371 square foot deck and a 391 square foot garage, all to an existing single family residence. The proposed project is within the Residential Single Family land use category and is located at 2786 Rodman Drive, approximately 0.5 mile southeast of Pecho Valley Road, in the community of Los Osos. The site

is located in the Estero planning area. This project is exempt under CEQA. (Continued from 1/2/2015)

**County File Number: DRC2014-00036**  
Supervisory District: 2  
**Brandi Cummings, Project Manager**

Assessor Parcel Number: 074-482-017  
Date Accepted: November 13, 2014  
**Recommendation: Approval**

## **HEARING ITEMS**

9. Hearing to consider a request by **LIME MOUNTAIN COMPANY** for a Lot Line Adjustment (COAL 13-0062) to adjust the lot lines between 12 legal lots (5 APNs) of 153.5 acres, 154.5 acres, 158.6 acres, 158.6 acres, 158.6 acres, 158.6 acres, 159.5 acres, 40 acres, 159.4 acres, 148.5 acres, 323.5 acres, and 278.4 acres (approximately 2,052 acres), resulting in four (4) parcels of 388 acres, 476 acres, 530 acres and 658 acres, respectively. The adjustment will separate an existing mining operation from existing grazing land. The project will not result in the creation of any additional parcels or development. The site is within the Agriculture Land Use category and is located west of Paso Robles along Chimney Rock Road. The project site is in the Nacimiento and Adelaida sub areas of the North County planning area. This project is exempt under CEQA. A General Rule Exemption was issued for this project.

**County File Number: SUB2014-00006**  
Supervisory District: 1  
**Megan Martin, Project Manager**

APN(s): 014-011-010, 080-051-006,  
014-031-010, & -011, 080-141-001  
Accepted: August 26, 2014  
**Recommendation: Approval**

10. Hearing to consider a request by **HIOJT RANCHES, LLC** for a Lot Line Adjustment (COAL14-0082) to adjust the lot lines between (2) two parcels of 402.47 acres, and 367.63 acres. The adjustment will result in (2) two parcels of 379.83 acres, and 390.27 acres. The proposed project is within the Agriculture land use category, the Flood Hazard combining designation, and is located (at 4890 Huasna Road) approximately 4 miles east of the City Arroyo Grande. The site is in the South County Planning Area, Huasna-Lopez Sub area. A General Rule Exemption (ED14-136) was issued on December 9, 2014.

**County File Number: SUB2014-00008**  
Supervisory District:  
**Holly Phipps, Project Manager**

APN(s): 048-191-001 & 002  
Date Accepted: November 7, 2014  
**Recommendation: Approve**

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

**Next Scheduled Meeting: February 6, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY PLANNING DEPARTMENT HEARINGS

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

## **DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES**

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

## **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices available for the hearing impaired upon request.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.